

General Plan land use designation) shall include any feasible alternatives outside these respective areas. They should also be designed to offer clear tradeoffs involving:

- i. the level of service provided.
- ii. the number of towers.
- iii. variety in tower heights and silhouettes.
- iv. potential visual impacts.
- v. residential proximity and compatibility.
- vi. proximity to service area.
- vii. other applicable potential environmental impacts.

(G) A description of each alternative, including its ancillary equipment and structures and associated roads and compare and contrast the alternatives using the above factors. The alternative plans need not be analyzed at the same level of detail as the proposed project, but the justification for selection of the proposed project must be presented.

→ (xv) Tower setbacks may be waived under any one of the following circumstances:

(A) The facility is proposed to be co-located onto or clustered with an existing, legally-established telecommunication facility.

(B) All of the owners of affected properties agree to the reduced setback. A property is considered affected if its dwelling unit lies within a distance equivalent to the required setback for the subject tower prior to reduction and the reduced setback would result in the tower being located closer to the dwelling unit than the above setback would otherwise allow.

(C) Overall, the reduced setback enables further mitigation of adverse visual and other environmental impacts than would otherwise be possible.

(xvi) Approval of all Commercial Facilities is subject to the decision-making body finding that the proposed site results in fewer or less severe environmental impacts than any feasible alternative site.

(b) Additional standards for Telecommunication Facilities pertaining to specific districts.

(1) LIA, LEA, DA, RRD, RRDWA, TP Districts:

(i) Attached Commercial Facilities may be flush-mounted on the side or roof of a structure but are subject to a limit of five (5) square feet of silhouette above the structure ridgeline or twenty-five (25) square feet above the roof on any single structure and a cumulative total silhouette for all attached commercial antennas on the subject lot of one hundred (100) square feet above the roofs of structures. The Director may allow these silhouette limits to be exceeded without requiring a zoning or use permit provided that the added silhouette would be effectively unnoticeable.

(ii) Minor Free-standing Commercial facilities shall meet the following standards:

(A) Towers shall be set back from the nearest offsite dwelling unit by a minimum distance equivalent to 110% of the height of the facility or the yard requirements of the applicable base district, whichever is more restrictive, provided that such setbacks may be waived pursuant to Section 26-88-130 (a)(3)(xv).

(B) The cumulative total silhouettes of the towers and antennas on the subject lot shall not exceed one hundred and sixty-five (165) square feet at full design capacity.

(iv) Intermediate and Major Free-standing Commercial facilities shall meet the following standards:

(A) Towers shall meet the setback standards of Section 26-88-130 (b)(1)(ii)(A).

(B) For any proposed Major Facility, an alternatives analysis shall be prepared by or on behalf of the applicant, subject to the approval of the decision making body, which meets the requirements of Section 26-88-130 (a)(3)(xiv).

(C) A visual analysis.

(2) AR, RR, R1, R2, and R3 Districts:

(i) Attached Commercial Facilities may be flush-mounted on the side or roof of a building but the cumulative total silhouette of all attached commercial antennas on the subject lot shall not exceed five (5) square feet above structure ridgelines or fifteen (15) square feet above the roofs of structures. The Director may allow these silhouette limits to be exceeded without requiring a zoning or use permit provided that the added silhouette would be effectively unnoticeable.

(ii) Minor Free-standing Commercial facilities shall meet the following:

(A) Towers shall be set back from the nearest offsite dwelling unit by a minimum distance equivalent to 110% of the height of the facility or the yard requirements of the applicable base district, whichever is more restrictive, provided that such setbacks may be waived pursuant to Section 26-88-130 (a)(3)(xv).

(B) The cumulative total silhouette of the towers and antennas on the subject lot at full design capacity shall not exceed seventy (70) square feet in the AR and RR districts and shall not exceed forty-five (45) square feet in the R1, R2, and R3 districts.

(iv) Intermediate and Major Free-standing Commercial Facilities are not allowed in these districts unless the applicant demonstrates to the satisfaction of the decision-making body that there is no technically feasible site or method of providing the needed service on lands which are not zoned AR, RR, R1, R2, R3, or PC with a UR or RR land use designation. Such demonstration shall be accompanied by the following:

(A) An alternatives analysis which meets the requirements of Section 26-88-130 (a)(3)(xiv).

(B) A visual analysis, which may include photo montage, field mock up, or other techniques, shall be prepared by or on behalf of the applicant which identifies the potential visual impacts, at design capacity, of the proposed facility. Consideration shall be given to views from public areas as well as from private residences. The analysis shall assess the cumulative impacts of the proposed facility and other existing and foreseeable telecommunication facilities in the area, and shall identify and include all feasible mitigation measures consistent with the technological requirements of the proposed telecommunication service.

(3) CO, C1 Districts:

(i) Attached Commercial Facilities may be flush-mounted on the side or roof of a building but the cumulative total silhouette of the antennas placed upon dwelling units on the subject lot shall not exceed five (5) square feet above structure ridgelines or fifteen (15) square feet above the roofs of residential structures.

(ii) Minor and Intermediate Free-standing Commercial Facilities fifty feet (50') or less in height shall meet the following:

(A) Towers setbacks shall be the same as those for other structures in the base district.

(B) The cumulative total silhouette of the facilities on the subject lot shall not exceed two hundred and ten (210) square feet at full design capacity.

(iii) Intermediate Free-standing Commercial Facilities greater than fifty feet (50') in height shall meet the following:

(A) Towers shall be set back by a minimum distance equivalent to 50% of the height of the facility from the property line of any property zoned AR, RR, R1, R2, R3, or PC with a UR or RR general plan land use designation or the yard requirements of the applicable base district, whichever is more restrictive, provided that such setbacks may be waived pursuant to Section 26-88-130 (a)(3)(xv).

(B) A visual analysis.

(4) C2, C3, LC, RC, AS, K, MP, M1, M2, and M3 Districts:

(i) Attached Commercial Facilities may be flush-mounted on the side or roof of a building but the cumulative total silhouette of the antennas on dwelling units on the subject lot shall not exceed five (5) square feet above structure ridgelines or fifteen (15) square feet above the roofs of residential structures.

(ii) Minor and Intermediate Free-standing Commercial facilities eighty feet (80') or less in height shall meet the following:

(A) Towers setbacks shall be the same as those for other structures in the base district.

(B) The cumulative total silhouette of the facilities on the subject lot shall not exceed two hundred and ten (210) square feet at full design capacity.

(iii) Intermediate and Major Free-standing Commercial Facilities greater than eighty feet (80') shall meet the following:

(A) For Intermediate facilities, towers shall be set back by a minimum distance equivalent to 50% of the height of the facility from the property line of any property zoned AR, RR, R1, R2, R3, or PC with a UR or RR general plan land use designation or the yard requirements of the applicable base district, whichever is more restrictive, provided that such setbacks may be waived pursuant to Section 26-88-130 (a)(3)(xv).

(B) For Major facilities, towers shall be set back by a minimum distance equivalent to 100% of the height of the facility from the property line of any property zoned AR, RR, R1, R2, R3, or PC with a UR or RR general plan land use designation or the yard requirements of the applicable base district, whichever is more restrictive, provided that such setbacks may be waived pursuant to Section 26-88-130 (a)(3)(xv).

(C) For any proposed Major Facility, an alternatives analysis shall be prepared by or on behalf of the applicant, subject to the approval of the decision making body, which meets the requirements of Section 26-88-130 (a)(3)(xiv).

(D) A visual analysis.

SECTION XV. Notwithstanding the regulations contained in this ordinance, development applications for telecommunication facilities accepted as complete for filing prior to June 7, 1996 shall be considered under the regulations in effect at the time of such complete application. All other such applications shall be subject to the regulations in effect at the time of the action on the application by the decision-making body.

SECTION XVI. Ordinance No. 4829, dated November 1, 1994, which amended Chapter 26 of the Sonoma County Code and established a temporary moratorium on new applications for communication and transmission towers and antennas, and Ordinances No. 4834, dated December 13, 1994 and No. 4899 dated October 31, 1995 which extended Ordinance No. 4829, are hereby repealed.

SECTION XVII. This ordinance shall be reviewed periodically for its effectiveness, including at least one full review no later than five (5) years from the date of adoption.

SECTION XVIII. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be unconstitutional and invalid, such decision shall not affect the validity of the remaining portion of this Ordinance. The Board of Supervisors hereby declares that it would have passed this Ordinance and every section, subsection, sentence, clause or phrase thereof, irrespective of the fact that any one or more sections, subsections, sentences, clauses or phrases be declared unconstitutional or invalid.

SECTION XIX. This Ordinance shall be published once before the expiration of fifteen (15) days after said passage, with the names of the Supervisors voting for or against the same, in the Press Democrat, a newspaper of general circulation published in the County of Sonoma, State of California.

In regular session of the Board of Supervisors of the County of Sonoma introduced on the 23rd day of July 1996, and finally passed and adopted this 1st day of October, 1996, on regular roll call of the members of said Board by the following vote:

SUPERVISORS:

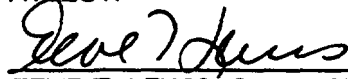
CALE aye HARBERSON / ^{abstain} SMITH aye KELLEY aye CARPENTER absent
AYES 3 NOES ABSTAIN 1 ABSENT 1

WHEREUPON, the Chair declared the above and foregoing ordinance duly adopted and

SO ORDERED.


Chair, Board of Supervisors
County of Sonoma

ATTEST:


EEVE T. LEWIS, County Clerk and
ex-officio Clerk of the Board of Supervisors